

Zoning Board of Appeals Hybrid Meeting

November 21, 2023 7:00 P.M.

Putnam Municipal Complex

Room 201 2nd Floor

200 School Street

Putnam, CT

Join Zoom Meeting

<https://us06web.zoom.us/j/86821204884?pwd=DRSgFib51aA4FYxjlaU10eYbmtD0S.1>

Meeting ID: 868 2120 4884

Passcode: 1zD7Kv

Dial by your location

- +1 929 205 6099 US (New York)

Meeting ID: 868 2120 4884

Passcode: 520053



TOWN OF PUTNAM
MUNICIPAL COMPLEX
TOWN HALL
200 SCHOOL STREET • PUTNAM, CT 06260

Zoning Board of Appeals Hybrid Meeting
November 21, 2023 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Roll Call:

Agenda:

Public hearing on Appeal # 2023-06 Joseph Deery request for a height variance of 5 feet for the construction of a garage in order to pitch the roof correctly. Property is located at 31 James Street West, Town Assessors Map 018, lot 123, Zoned R-7. VOTE REQUIRED

Regular Meeting:

Review minutes of the September 19, 2023 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: VOTE REQUIRED

Appeal # 2023-06 Joseph Deery request for a height variance of 5 feet for the construction of a garage in order to pitch the roof correctly. Property is located at 31 James Street West, Town Assessors Map 018, lot 123, Zoned R-7

Other Business: VOTE REQUIRED

Accepting of New Applications for public hearing for the December 19, 2023 meeting.

Adjournment.

Zoning Board of Appeals Hybrid Meeting Minutes
September 19, 2023 7:00 P.M.
Putnam Municipal Complex
Room 201 Second Floor
200 School Street, Putnam, CT

Present: Joseph Nash-Chairman, Scott Zadora, Glenn Godley, Mike Bodganski, Robert Greene

Agenda:

Opened public hearing on Appeal # 2023-04 David Labossiere request for a variance of 5 feet for the front yard and rear yard setbacks for the construction of a single-family residence. Property located at 6 Prospect Street, Town Assessors Map 015, 138, Zoned R-10. David Labossiere reviewed his plans with the Board and the present landscaping that he would like to remain undisturbed. Motion by Scott Zadora to close the public hearing, second by Robert Greene. ALL WERE IN FAVOR.

Opened public hearing on Appeal # 2023-05 Sebastian Helwig request for a Certificate of Approval of Location and a 20-foot side yard setback variance for the location of an Auto Body Shop. Property located at 215 Park Road, Town Assessors Map 045, 038, Zoned Industrial. Sebastian Helwig reviewed his plans with the Board. The existing buildings on the property will be removed. Motion by Glenn Godley to close the public hearing, second by Robert Greene. ALL WERE IN FAVOR

Regular Meeting:

Review minutes of the August 15, 2023 meeting.

Motion by Scott Zadora to accept the minutes, second by Robert Greene. ALL WERE IN FAVOR

Correspondence: None

Public Participation: None

New Business:

Appeal # 2023-04 David Labossiere request for a variance of 5 feet for the front yard and rear yard setbacks for the construction of a single-family residence.

Motion by Mike Bodganski to approve, second by Robert Greene. ALL WERE IN FAVOR.

Appeal # 2023-05 Sebastian Helwig request for a Certificate of Approval of Location and a 20 foot side yard setback variance for the location of an Auto Body Shop.

Motion by Scott Zadora to approve, second by Mike Bogdanski. ALL WERE IN FAVOR.

Other Business:

Meeting Schedule for 2024

Motion by Mike Bodganski to hold the meetings on the third Tuesday of the month at 7:00 P.M., second by Scott Zadora. ALL WERE IN FAVOR

Accepting of New Applications for public hearing for the October 17, 2023 meeting. N/A

Motion by Mike Bodganski to adjourn at 7:22 P.M., second by Scott Zadora. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

Please note these minutes have not been accepted by the Board and will be placed on their next meeting agenda.

PLEASE SUBMIT APPLICATION
3 WEEKS PRIOR TO MEETING DATE



APPEAL NO. 2023-06

TOWN OF PUTNAM
ZONING BOARD OF APPEALS
PUTNAM, CONNECTICUT 06260

DATE: 10-30-2023

FEE: 160.00 1208
Amount Check #
dm

- ☐ APPLICATION FOR SPECIAL EXCEPTION
☒ VARIANCE FROM THE ZONING ORDINANCE
☐ CERTIFICATE OF APPROVAL OF LOCATION
☐ APPEAL FROM THE DECISION OF THE ZONING AGENT

- 1.) NAME OF APPLICANT: Joseph Deery
ADDRESS & TELEPHONE NO. 31 James St West 860-942-3855
- 2.) OWNER OF LAND Joseph Deery
ADDRESS 31 James St West Putnam CT
- 3.) PREMISES LOCATED AT: MAP 18 LOT 123 STREET CARD NO. _____
- 4.) ZONE R7 AREA OF LOT .41 FRONTAGE _____
- 5.) DESCRIBE YOUR REQUEST AND WHICH SECTION OF THE ZONING REGULATIONS AFFECT YOU:

We are building a garage to house & secure
our truck and equipment. Asking for a
height variance to 20 feet so we can pitch
the roof correctly. from the required 15 ft

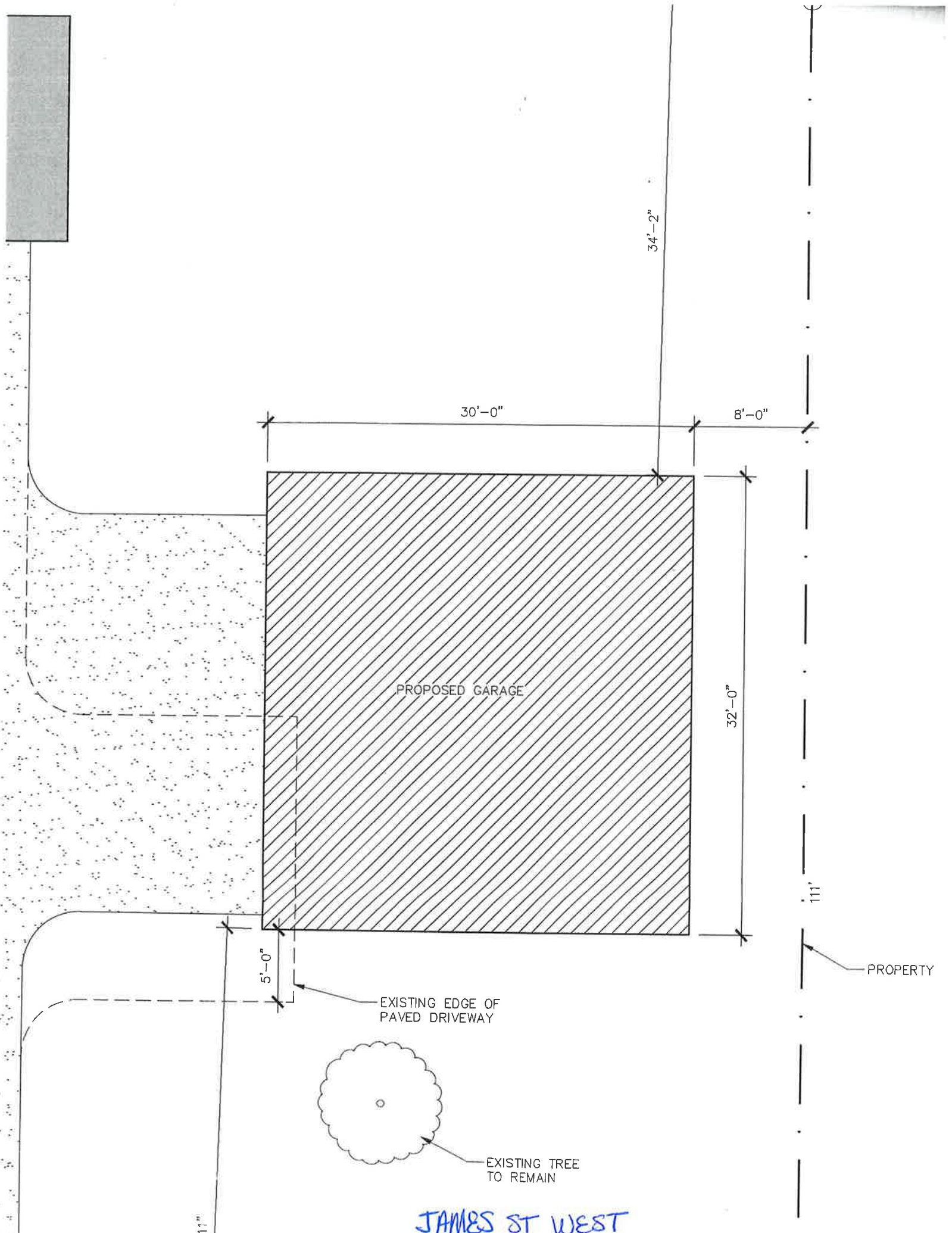
Requesting a 5 foot variance of height

PLEASE ATTACH A SKETCH OF YOUR PROPOSAL WITH THIS APPLICATION.

DATE APPROVED _____

DATE REJECTED _____

10-30-23
SIGNATURE OF APPLICANT' _____ DATE



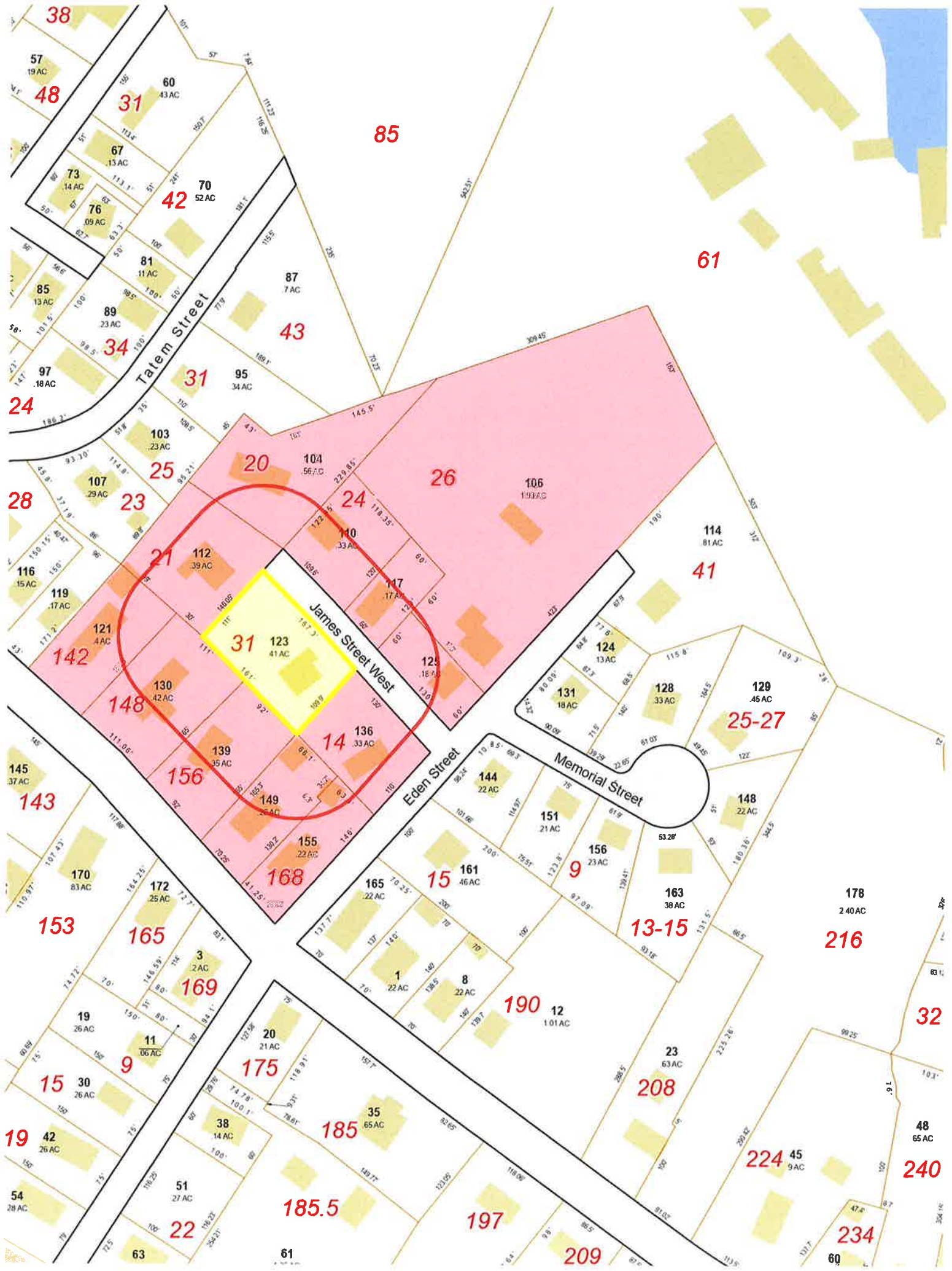
PROPOSED GARAGE

EXISTING EDGE OF
PAVED DRIVEWAY

EXISTING TREE
TO REMAIN

JAMES ST WEST

PROPERTY





TOWN OF PUTNAM
MUNICIPAL COMPLEX
TOWN HALL
200 SCHOOL STREET • PUTNAM, CT 06260

November 14, 2023

Dear Abutting Property Owner,

The Town of Putnam Zoning Board of Appeals will hold a hybrid meeting on November 21, 2023, at 7:00 P.M. on the second floor, Room 201, of the Municipal Complex located at 200 School Street, Putnam, CT. A public hearing will be held on the following:

Appeal # 2023-06 Joseph Deery request for a height variance of 5 feet for the construction of a garage in order to pitch the roof correctly. Property is located at 31 James Street West, Town Assessors Map 018, lot 123, Zoned R-7

If you have any questions or concerns, please feel free to submit them in writing to the Building/Z.E.O Office and/or attend the meeting. All meeting information will be available on the Town Website prior to the meeting.

Sincerely,

Brenda Roy
Recording Secretary

APPIAH-ESSANDOH JEFFREY
156 GROVE ST
PUTNAM, CT 06260

SWIFT PAUL A
24 EDEN ST
PUTNAM, CT 06260

CROCKETT MICHAEL F
168 GROVE ST
PUTNAM, CT 06260

WOOD MARIA N & NATHANIEL
21 JAMES ST WEST
PUTNAM, CT 06260

INMAN CHARLES H
32 JAMES ST WEST
PUTNAM, CT 06260

KUSHER ROBERT J JR & ARPI
166 GROVE ST
PUTNAM, CT 06260

MAYNARD ROBERT P+SHIRLEY
14 EDEN ST
PUTNAM, CT 06260

MENTOR JAMES & CHRISLAINE
20 JAMES ST WEST
PUTNAM, CT 06260

METHODIST CHURCH PARSONAG
26 EDEN STREET
PUTNAM, CT 06260

REGAS ALICE E
24 JAMES ST WEST
PUTNAM, CT 06260

SMITH & WALKER INC
148 GROVE ST
PUTNAM, CT 06260

SMITH + WALKER INC
148 GROVE ST
PUTNAM, CT 06260